



MINUTES OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held April 3, 2007, the Board, acting as the Board of Commissioners of the Housing Authority, took the following action:

1-H

The following item was called up for consideration:

Hearing to consider the Housing Authority's Agency Plan which consists of the Five-Year Plan for Fiscal Years 2004-08, with an amendment to include goals relating to the Violence Against Women Act and Project-Based Vouchers, and the Annual Plan for Fiscal Year 2007-08 which updates the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and Section 8 Tenant-Based Program Administrative Plan (All Districts); and adopt resolution approving the Plan for submission to the U.S. Department of Housing and Urban Development (HUD) and authorizing the Executive Director to take all actions required for implementation of the Annual Plan; authorize the Executive Director to execute all documents required to receive from the HUD \$5,665,390 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 1,461 housing units at 12 Conventional Public Housing Program developments throughout the County; also find that the Plan is exempt from the provisions of the California Environmental Quality Act, as further indicated in the attached letter dated March 27, 2007 from the Executive Director of the Housing Authority.

All persons wishing to testify were sworn in by the Executive Officer of the Board, Carlos Jackson, Executive Officer of the Housing Authority testified. Opportunity was given for interested persons to address the Board. Ruth Schwartz and Arnie Corlin addressed the Board. No correspondence was presented.

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1-H (Continued)

Supervisor Burke made the following statement:

“In accordance with the Quality Housing and Work Responsibility Act of 1998, the Housing Authority is required to complete an Agency Plan that identifies program goals, major policies, and financial resources for both the Conventional Public Housing and Section 8 Tenant-Based Programs. The Agency Plan includes the Section 8 Administrative Plan, which sets forth the policies and procedures that govern the Housing Authority’s administration of rental assistance under this program.

“In accordance with Code of Federal Regulation 24 Part 982.553, the Housing Authority has the discretion to deny assistance to an applicant who has a history of criminal activity. The Housing Authority’s current policy regarding criminal activity is to deny an applicant on parole or probation. In the Agency Plan Board Letter, the Housing Authority proposed to allow applicants who are on parole or probation admission to the program if they met all other eligibility criteria. In order to ensure program integrity, I recommend withdrawing this proposal and not modifying the Section 8 criminal background policy in the Housing Authority’s Administrative Plan.

“Furthermore, in accordance with Code of Federal Regulation 24 Part 982.405, the Housing Authority has the authority to conduct Annual, New Contract and Quality Control Inspections. The regulation also allows the Housing Authority the discretion to conduct other inspections as needed. In order to maintain compliance with program rules, I recommend the modification of the Housing Authority’s inspection policy to include Compliance Checks.

“Furthermore, in accordance with Code of Federal Regulation 24 Part 982.555, the Housing Authority must grant a participant an opportunity for an informal hearing before a participant is terminated. The regulation also gives the Housing Authority discretion in defining hearing procedures, including the role of the hearing officer. In order to implement more effective hearing procedures, I recommend modifying the Housing Authority’s policies on informal hearings to include further definition of the role of the hearing officer and rules of evidence.”

(Continued on Page 3)

1-H (Continued)

Therefore, Supervisor Burke made a motion, to amend the Executive Director of the Housing Authority's aforementioned recommendation, seconded by Supervisor Molina, to instruct the Executive Director of the Housing Authority to withdraw the proposed change to the Administrative Plan to allow applicants on parole or probation admission to the Section 8 Program; modify the inspections policy to expand the types of inspections performed to include compliance checks; and to establish guidelines in accordance with 24 CFR 982.555 to further define the rules of evidence for an informal hearing and the role of the hearing officer.

Supervisor Molina made the following statement:

"In the report back to the Board dated March 27, 2007, the Executive Director of the Housing Authority requested \$300,000 to support a one-year contract with a housing locator agency to assist section 8 voucher holders in securing permanent affordable housing for participants in the Section 8 program. This is an important and necessary step to fully maximize Section 8 vouchers and improve the overall lease-up rate. This also comes at a time when voucher utilization is being tied to new funding formulas adopted by the Congress. This funding formula is likely to be the standard in future years based on new legislation that Congresswoman Maxine Waters has introduced, and it is in the County's best interest to begin efforts now to maximize our funding potential under this new formula."

Therefore, on motion of Supervisor Molina, seconded by Supervisor Burke, unanimously carried, the Board instructed the Executive Director of the Housing Authority to report back within two weeks with a funding plan that outlines funding sources that do not impact existing services from within the Housing Authority's budget for the \$300,000 needed to contract with a housing locator agency; and with an implementation plan for the housing locators that outlines outcome measures; how will these efforts affect our waiting lists; how will this impact our status of voucher utilization, and therefore our funding levels for next year.

In addition, Supervisor Antonovich instructed the Chief Administrative Officer to report back to the Board on a plan to add investigator positions to the Housing Authority.

(Continued on Page 4)

1-H (Continued)

On motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, the Board acting as the Board of Commissioners of the Housing Authority closed the hearing and took the following actions:

1. Instructed the Executive Director of the Housing Authority to:
 - Withdraw the proposed change to the Administrative Plan to allow applicants on parole or probation admission to the Section 8 Program;
 - Modify the inspections policy to expand the types of inspections performed to include compliance checks; and
 - Establish guidelines in accordance with 24 CFR 982.555 to further define the rules of evidence for an informal hearing and the role of the hearing officer;
2. Approved the attached Agency Plan, which consists of the Five-Year Plan for Fiscal Years 2004-08; with an amendment to include goals relating to the Violence Against Women Act and Project Based Vouchers, and the Annual Plan for Fiscal Year 2007-08, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Tenant-Based Program Administrative Plan as amended by Recommendation No. 1;
3. Adopted and instructed the Chairman to sign the attached Resolution approving the Agency Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan;

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1-H (Continued)

4. Authorized the Executive Director to execute all documents required to receive from HUD approximately \$5,665,390 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 1,461 housing units at 12 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan;
5. Authorized the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by your Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2007;
6. Instructed the Executive Director to report back within two weeks with a funding plan that outlines funding sources that do not impact existing services from within the Housing Authority's budget for the \$300,000 needed to contract with a housing locator agency; and with an implementation plan for the housing locators that outlines outcome measures; how these efforts will affect our waiting lists; how this will impact our status of voucher utilization, and therefore our funding levels for next year; and
7. Instructed the Chief Administrative Officer to report back to the Board on a plan to add investigator positions to the Housing Authority.

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Attachment

Copies distributed:

Each Supervisor
Chief Administrative Officer
County Counsel
Executive Director of the Housing Authority